

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: Sec. 2.2.7 (Residential Infill Compatibility) Provide an explanation of the alternate requested, along with an applicant's statement of the findings Explanation is attached. Provide all associated case plan numbers including zoning and site plan: Permit Application Transaction #: 519116	Transaction Number

Property Address 337 Transylvania Avenue, Raleigh, NC 27609		Date 07/21/2017
Property PIN 1705068628	Current Zoning R-4	
Nearest Intersection Transylvania Avenue & Granville Drive		Property size (in acres) .38 acres
Property Owner Justin Oliver Branch & Lauren Harrison Branch	Phone (602)621-1672	Mail
	Email justin.branch18@gmail.com	
Project Contact Person Thomas Fredrick Webb. Jr.	Phone (919)889-4038	Mail
	Email thomas@thomaswebbconstruction.com	
Property Owner Signature	Email flarison@gmail.com	
Notary Sworn and subscribed before me this _____ day of _____, 20____	Notary Signature and Seal	

Thomas Webb Construction, L.L.C.
3213 Northampton Street, Raleigh, NC 27609
Tel (919) 889-4038
Thomas@thomaswebbconstruction.com



MARCH 31, 2016

TO WHOM IT MAY CONCERN,

My name is Thomas Webb and I am the general contractor for Justin & Lauren Branch, the owners, and I am representing them in trying to find a resolution to the matter at hand. The owners want to build 2 additions on the house located at 337 Transylvania Avenue. Lauren is the granddaughter of Labrine Russos, who originally built the house in 1954 and lived there until her passing in 2016. The owners bought the house from Lauren's grandmother's estate at fair market value knowing that they would have to do major renovations to accommodate their growing family. Unfortunately, the front addition, a shared child's bedroom, conflicts with the setback requirements of Sec. 2.2.7, specifically Sec.2.2.7.C.3. The home is currently 49.79' from the setback and the closest house to the setback is 41'. The proposed alternate is set to extend 14' past the existing home, which means that the infill code would be broken by 5.21'. Fortunately, according to Sec. 2.2.7.F, there is a possibility for an alternate infill standard as long as the proposed alternate meets the following findings:

1. The approved alternate meets the intent of the infill regulations.

Sec. 2.2.7.A states that its intent "is to accommodate and encourage compatible development in existing neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes." The proposed plans meet all of these criteria. The architectural plans were drawn by Manny Aretakis, Labrine's nephew, who grew up and still lives 5 houses up the street. He specifically designed every aspect of the front addition to mimic the existing home and keep its current architectural appeal - even keeping the proposed addition behind the existing frontage brick wall. Visually, this home will look almost the exact same from the street view as it does today. His design clearly reinforces the established character and it is compatible because it is a style that is already in existence on that very site. Also, the proposed work on the home will not create adverse impacts on adjacent homes. If anything, it will help them. The home was built extremely well, but is currently in a state of disrepair. By slightly increasing the size of the home and updating the existing interior and exterior, we will bring this home closer to the average homes in the neighborhood. All parties involved with this project have agreed that this home would have been a "tear down" if Lauren and Justin had not bought it. Lauren and Justin desperately want to update it and keep a third (and now fourth) generation of their family in the home. Please, let them.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

This is an interesting item to require. Policy LU 8.6 states: "Discourage the replacement of quality homes in good physical condition with new homes that are substantially larger, taller, and bulkier than the prevailing building stock." If this home is not renovated then it will, more than likely, become a teardown. It has no major structural issues. The only thing that it lacks is square footage for a growing family. This

alternate finding would save this home and allow it to keep its place in the neighborhood. Policy LU 8.12 states: "Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks and massing..." The proposed design only breaks one of these requirements. The infill setbacks for this home are a major issue because of the pie shape of the lot; the front of the home being the widest and biggest area in which to expand. This is the only triangular shaped lot of its kind on the entire street. The homeowners have nowhere else to go with the front addition because they will either break a setback or completely degrade the architectural integrity of the home. In fact, the reason that the owners did not want to add a second story was because it was so important to them to keep the current look of the existing home.

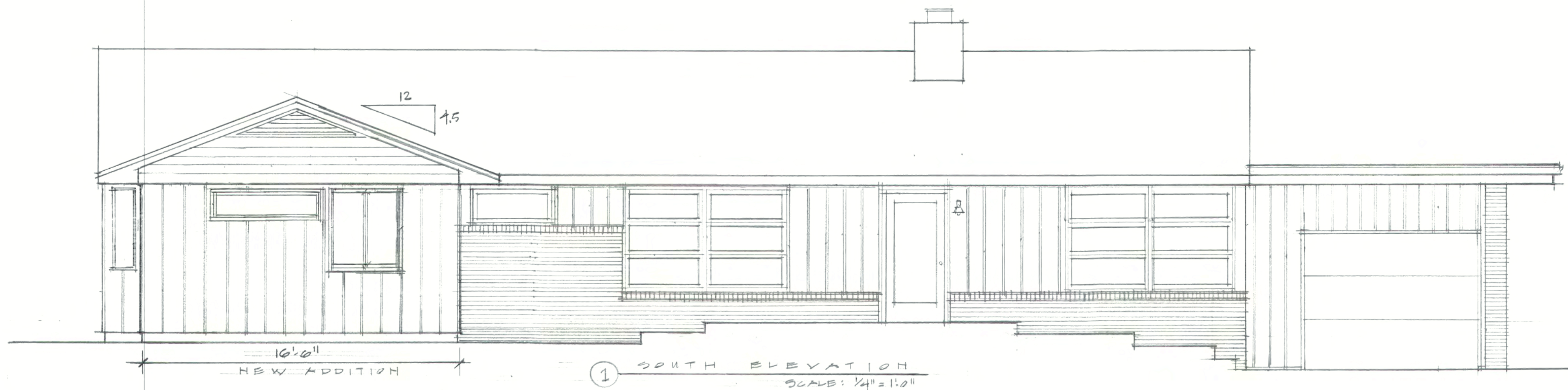
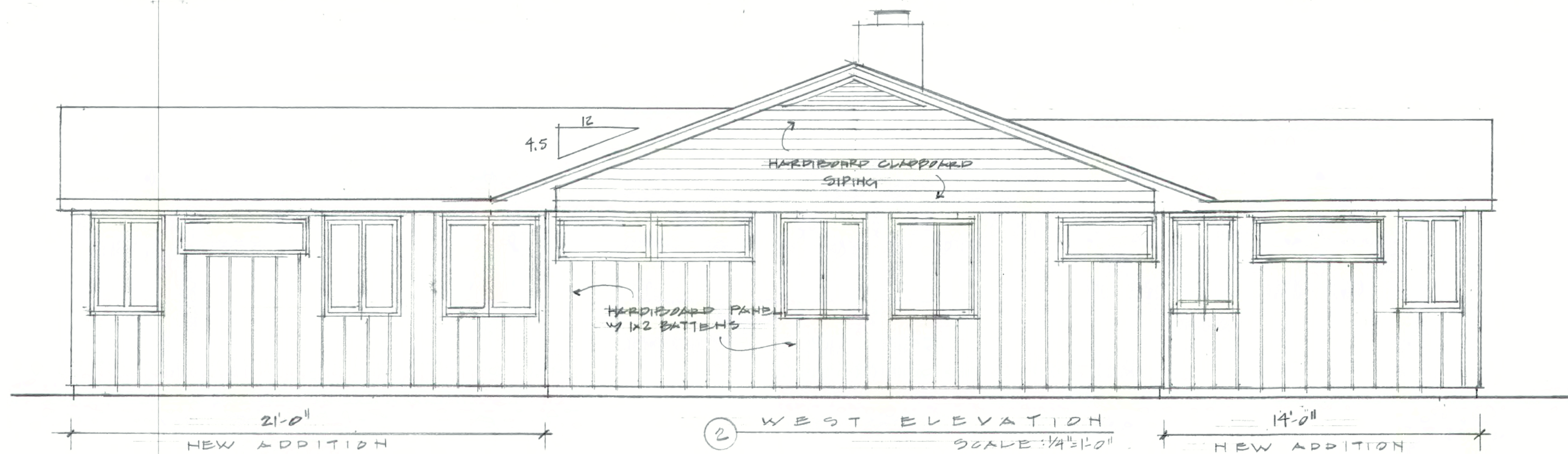
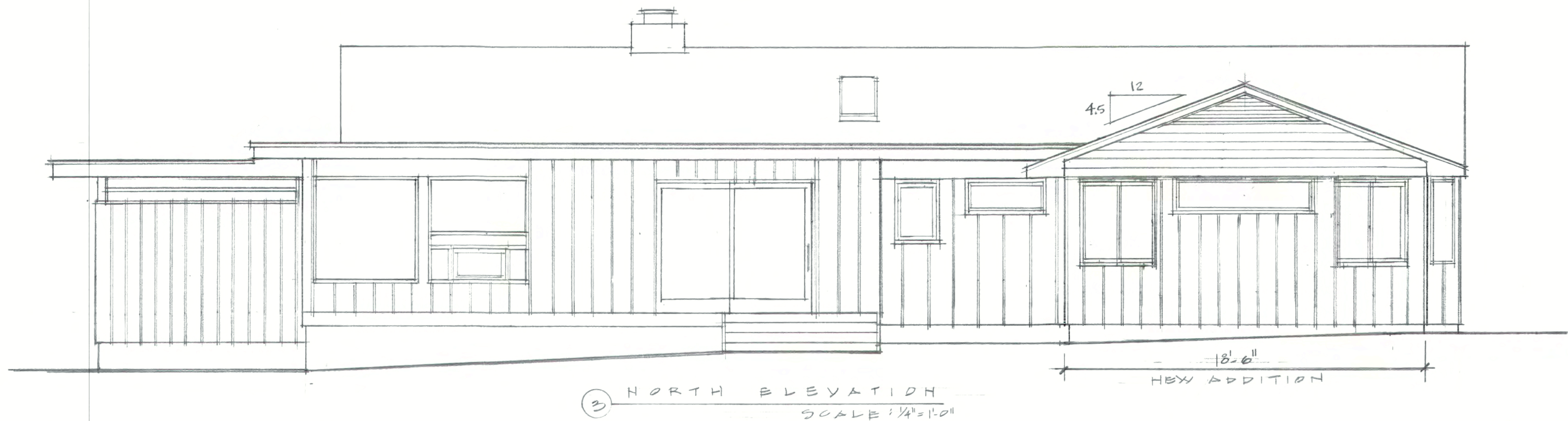
3. The approved alternate better matches the established character of the block face.

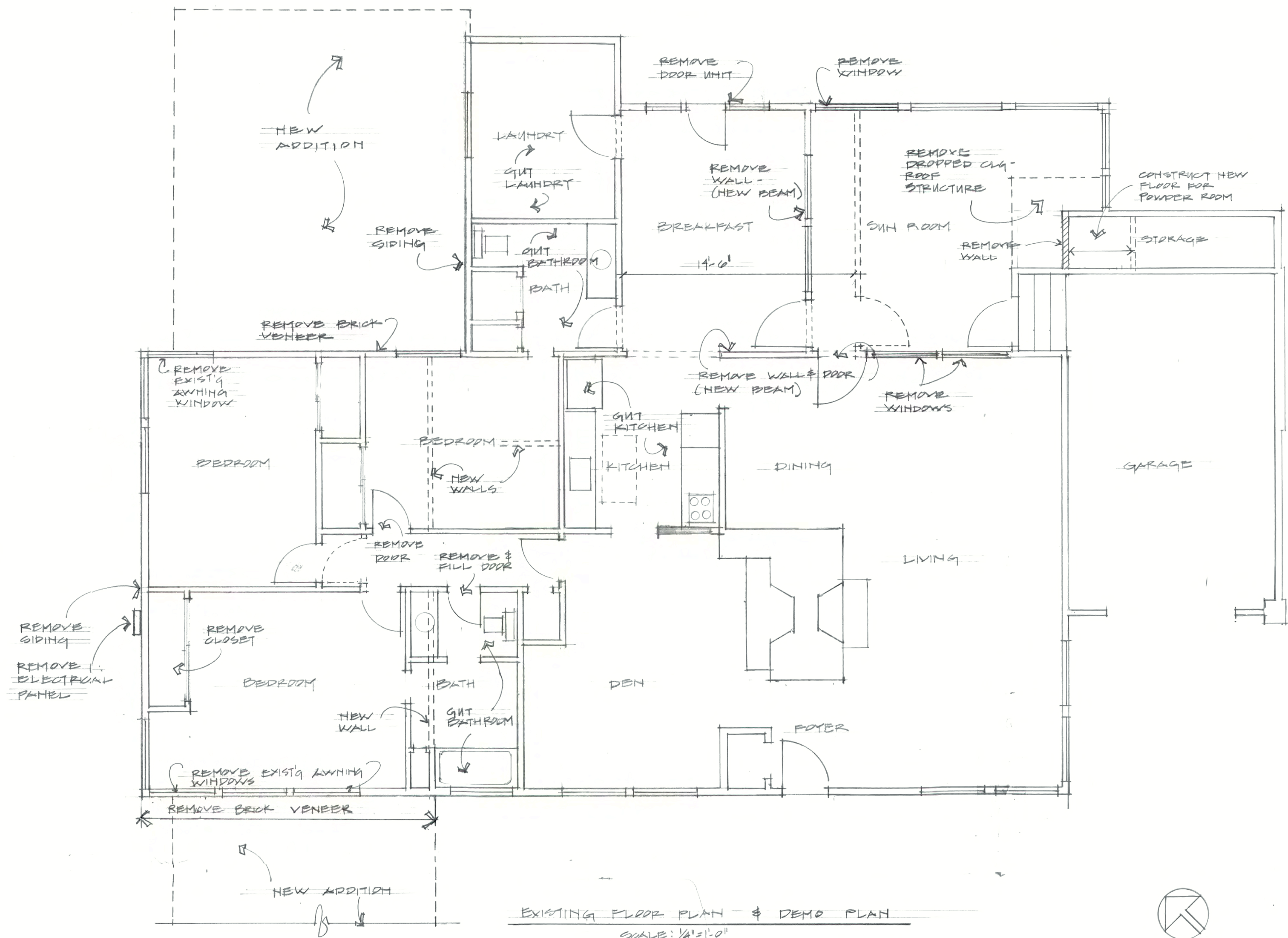
Country Club Hills was established, as a neighborhood, in the 1950's and this home was built in 1954. What is more established than one of the original homes of the neighborhood? The aesthetic appeal of the home will not change with the proposed plan. What will change is that the home will get an update that it desperately needs. Nearly every home on the block is either recently built or recently renovated. Every home in the neighborhood that is of similar age has been renovated, will be renovated, or will be torn down. By approving this proposed alternate finding, you would allow for the neighborhood to keep one of its original homes, but that home would be updated and closer in line with the surrounding property values.

Sincerely,

Thomas F. Webb, Jr.

OWNER/OPERATOR





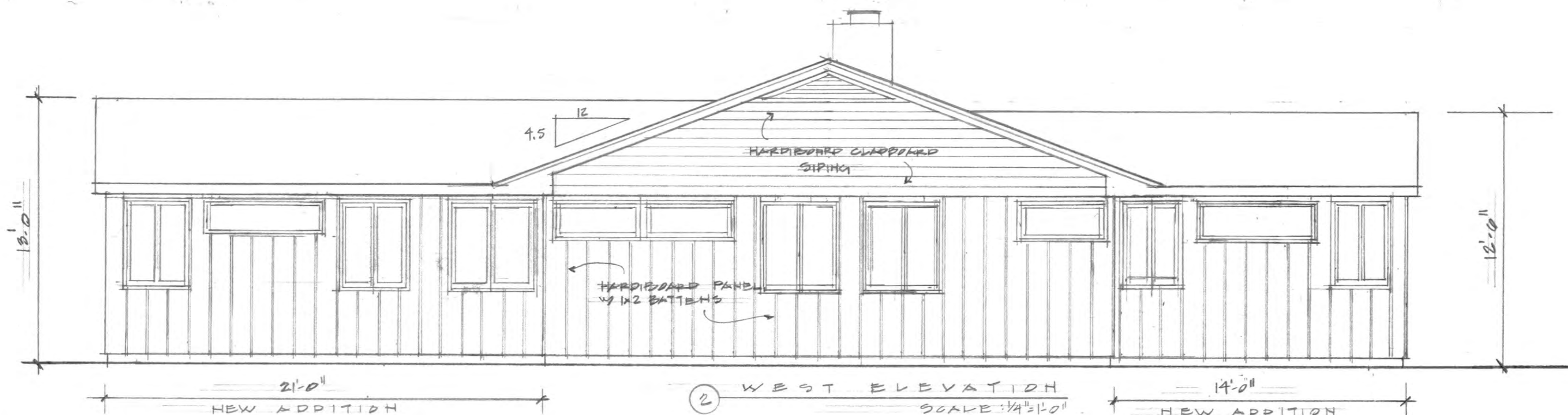
EXISTING FLOOR PLAN & DEMO PLAN

SCALE: 1/4" = 1'-0"

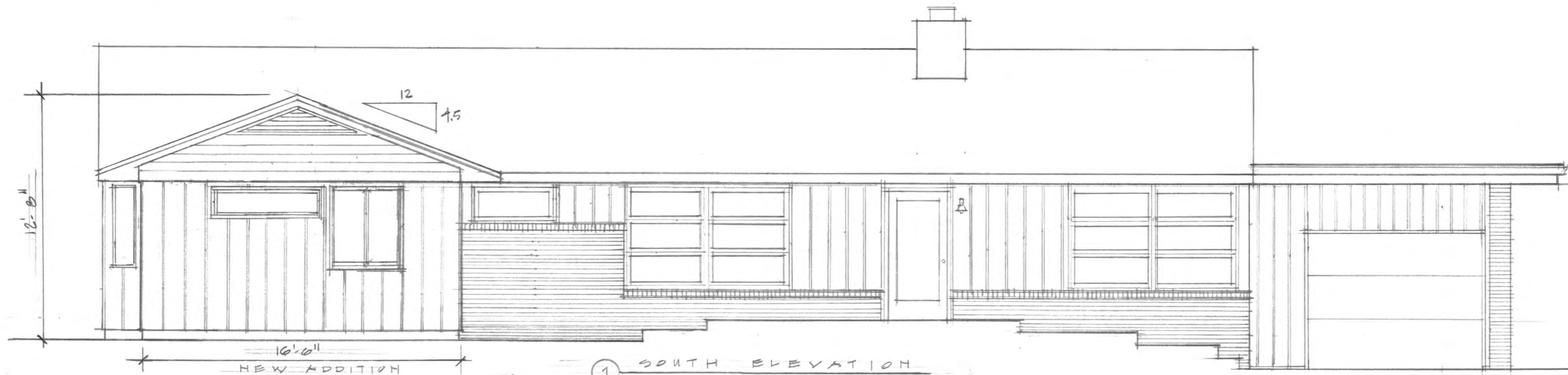




3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"











